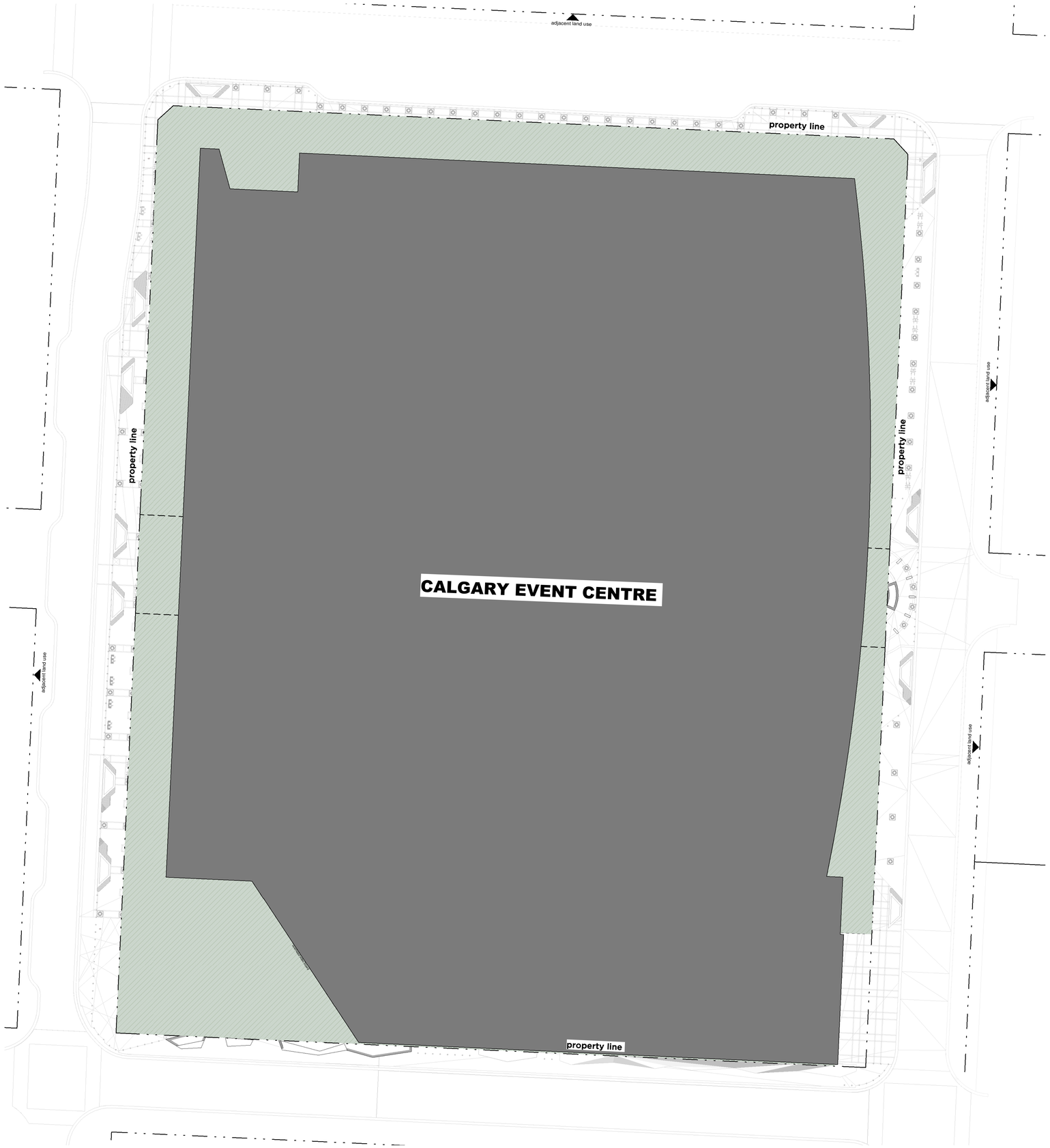

1 Bylaw Plan
1 : 300

landscape area calculation legend	
	landscape area

bylaw calculations

Landscape calculations are based on the City of Calgary Land-Use Bylaw 2p80, section 33 (9), commercial districts and Bylaw 4Z2006, Amendment LOC2005-0057.

(9) LANDSCAPING

(a) Where a landscaped area is required, it shall be provided in accordance with the landscape plan and in conformity with the following requirements and standards:

(i) All areas of a site not covered by buildings, outside storage or parking areas shall be landscaped. 11P94

(ii) Where required private outdoor amenity space for dwelling units is provided within a required minimum landscaped area, it shall be considered as satisfying both requirements.

(iii) Existing soft landscaping retained on a site may be considered in fulfillment of the total landscaping requirement.

(iv) Except for City boulevards, trees shall be planted in the overall minimum ratio of one tree per 35 square metres of landscaped area provided.

(v) The quality and extent of the landscaping established on a site shall be the minimum standard to be maintained on the site for the life of the development.

(vi) All areas of soft landscaping shall be provided with an underground sprinkler irrigation system or other adequate means of irrigation.

(vii) In addition to all other landscaping requirements, all City boulevards adjoining the site shall be landscaped.

(b) Soft landscaping shall be provided as follows:

(i) All plant materials shall be of a species capable of healthy growth in Calgary and shall conform to the standards of the Canadian Nursery Trades Association for nursery stock.

(ii) The mixture of tree sizes at the time of planting shall be equivalent to a minimum of 50 percent larger trees.

(iii) The minimum size for deciduous trees shall be:

(A) for smaller deciduous trees, 50 millimetres caliper except 35 millimetres caliper for flowering ornamental trees, and

(B) for larger deciduous trees, 85 millimetres caliper. 1P85

(iv) The minimum size for smaller coniferous trees shall be a height of 2 metres and for larger coniferous trees, a height of 3 metres.

(v) Coniferous trees shall comprise a minimum proportion of 1/3 of all trees planted.

(vi) Wherever space permits, trees shall be planted in groups.

(vii) Shrubs shall be a minimum height or spread of 600 millimetres at the time of planting.

general landscape notes

1. this drawing has been prepared using information provided by Dialog and HOK architects on October 20th,2021.
2. all drawings are property of landscape architect.
3. this design and drawing may not be reproduced without the permission of the landscape architect.
4. do not scale drawings.
5. all drawings are metric unless noted otherwise.
6. all landscape (public) shall be in accordance with City of Calgary standard specifications landscape construction, current edition.
7. all grades provided are all to finished grade, top of hard surfaces.
8. refer to IBI Group for finished road grades for perimeter roads.refer to separate DP submission.
9. refer to related disciplines as indicated on plans where applicable.
10. all soft landscape areas are to be sloped to ensure positive drainage away from structures.
12. All soft landscape areas to be irrigated by an automatic, underground irrigation system.

DRAWINGS LIST - LANDSCAPE DP	
DPL0.100	LANDSCAPE BYLAW PLAN
DPL1.100	OVERALL LANDSCAPE PLAN
DPL1.110	HARDSCAPE FINISH PLAN
DPL1.111	MATERIALS ENLARGEMENT PLAN 1 OF 4
DPL1.112	MATERIALS ENLARGEMENT PLAN 2 OF 4
DPL1.113	MATERIALS ENLARGEMENT PLAN 3 OF 4
DPL1.114	MATERIALS ENLARGEMENT PLAN 4 OF 4
DPL1.200	SOFTSCAPE PLAN
DPL2.100	ROAD CROSS SECTIONS
DPL3.100	DETAILS SHEET 1 OF 2
DPL3.101	DETAILS SHEET 2 OF 2
DPL4.100	LANDSCAPE CHARACTER RENDERING

DIALOG

ISSUED FOR

1	2021-08-03	DEVELOPMENT PERMIT
2	2021-10-05	DP RESUBMISSION
3	2021-10-22	DP RESUBMISSION 2

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LANDSCAPE BYLAW PLAN

DPL0.100

0003

PLOT DATE:2021-10-22 2:37:35 PM

Perimeter roads part of separate DP application

Site Furniture Legend		
Item		Count
⋆	K4 Bollard *	188
⋆	K12 Bollard *	19
*Bollard spacing max 1.5m on centre, with clear width between bollards minimum 1.2m		
#	City of Calgary Standard U rack 2 bicycle stands per rack	60 120
	bench seating	15
	waste receptacle	15
	scooter parking area 300mm x 1200mm	104
	sloped sidewalk / access ramp	
	fire hydrant positions	
	axonometric view indicator	
	Mixed Perennial Planting	
	Shrubs : for planting palette refer to Sheet DPL1.200 - Softscape Plan	

ISSUED FOR

1	2021-08-03	DEVELOPMENT PERMIT
2	2021-10-05	DP RESUBMISSION
3	2021-10-22	DP RESUBMISSION 2

DIALOG

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OVERALL LANDSCAPE PLAN

DPL1.100

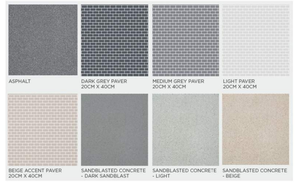
0003

PLOT DATE:2021-10-22 3:05:16 PM

1 Overall Landscape Plan
1 : 250

Hardscape Legend **	
Item	Description
A	Pavers to match CMLC streetscape
B1	RDMP Streetscape Guidelines SANDBLASTED CONCRETE - LIGHT
B2	RDMP Streetscape Guidelines SANDBLASTED CONCRETE - DARK
B3	RDMP Streetscape Guidelines SANDBLASTED CONCRETE - MEDIUM
C	RDMP Streetscape Guidelines - DARK GREY PAVER
D	"Living room" decorative pavers - feature
E1	RDMP Streetscape Guidelines RED BRICK TILE - LIGHT
E2	RDMP Streetscape Guidelines RED BRICK TILE - DARK
F	custom planter with wood seat tops
G	concrete landscape wall max 450mm height
J	1220mm x 1220mm tree grate
scooter parking area 300mm x 1200mm	104
sloped sidewalk / access ramp	

HARDSCAPE


ASPHALT
DARK GREY PAVER 200H X 400H
MEDIUM GREY PAVER 200H X 400H
LIGHT PAVER 200H X 400H
BEIGE ACCENT PAVER 200H X 400H
SANDBLASTED CONCRETE - DARK SANDBLAST
SANDBLASTED CONCRETE - LIGHT
SANDBLASTED CONCRETE - BEIGE

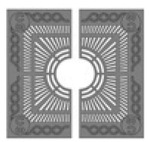
FESTIVAL STREETS PER RDMP STREETSCAPE GUIDELINES

WAREHOUSE DISTRICT PER RDMP STREETSCAPE GUIDELINES

FEATURE PAVERS - OUTDOOR LIVING ROOMS (TBD)

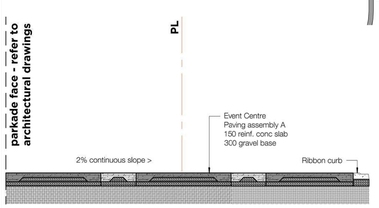
ACCESSORIES

STAINLESS STEEL SECURITY BOLLARDS

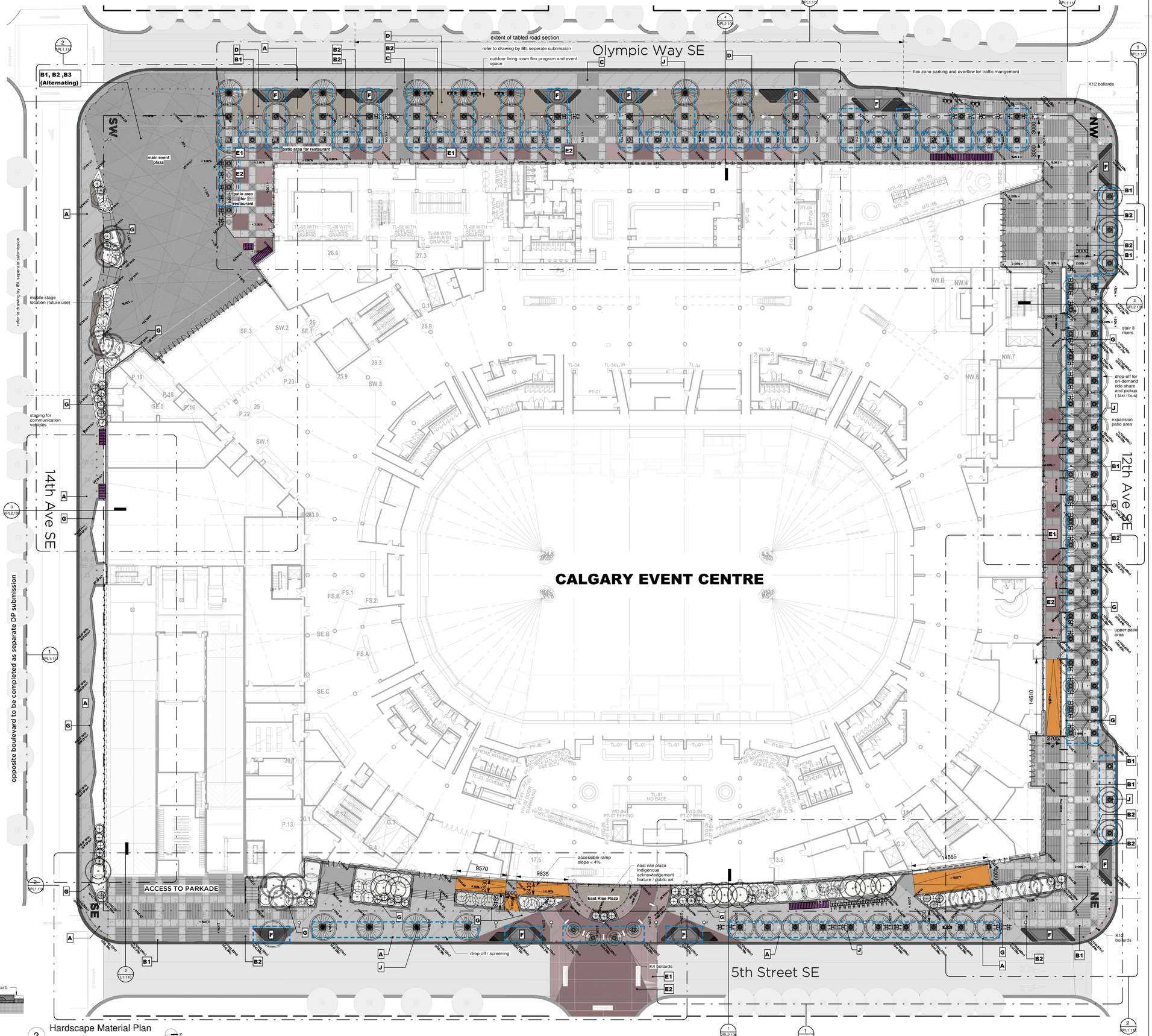


CS STANDARD TREE GRATE

*** SITE FURNITURE PER RIVERS DISTRICT MASTER PLAN AND RIVERS DISTRICT STREETSCAPE GUIDELINES ***



1 Section Detail Q - Entrance to Parkade
1 : 75


Olympic Way SE
14th Ave SE
12th Ave SE
5th Street SE
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extent of tabled road section
refer to drawing by IBI, seperate submission
outdoor living room flex program and event space
flex zone parking and overflow for traffic mangement
K12 bollards
B1, B2 ,B3 (Alternating)
main event plaza
patio area for restaurant
mobile stage location (future use)
staging for communication vehicles
opposite boulevard to be completed as separate DP submission
refer to drawing by IBI, seperate submission
stair 3 risers
drop-off for on-demand ride share and pickup (taxi / bus)
expansion patio area
upper patio area
ACCESS TO PARKADE
accessible ramp slope < 4%
east rise plaza Indigenous acknowledgement feature / public art
East Rise Plaza
drop off / screening
K4 bollards
K12 bollards

2 Hardscape Material Plan
1 : 250

ISSUED FOR		
1	2021-08-03	DEVELOPMENT PERMIT
2	2021-10-05	DP RESUBMISSION
3	2021-10-22	DP RESUBMISSION 2

DIALOG

o+k

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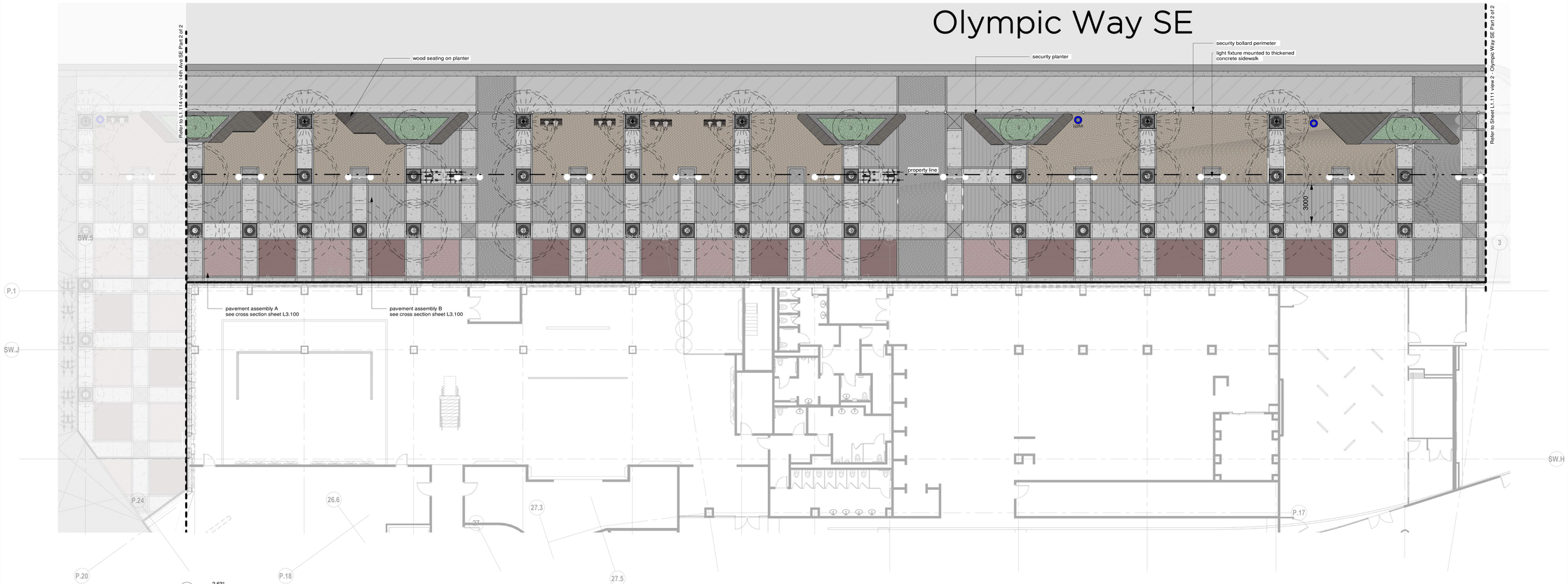
HARDSCAPE FINISH PLAN

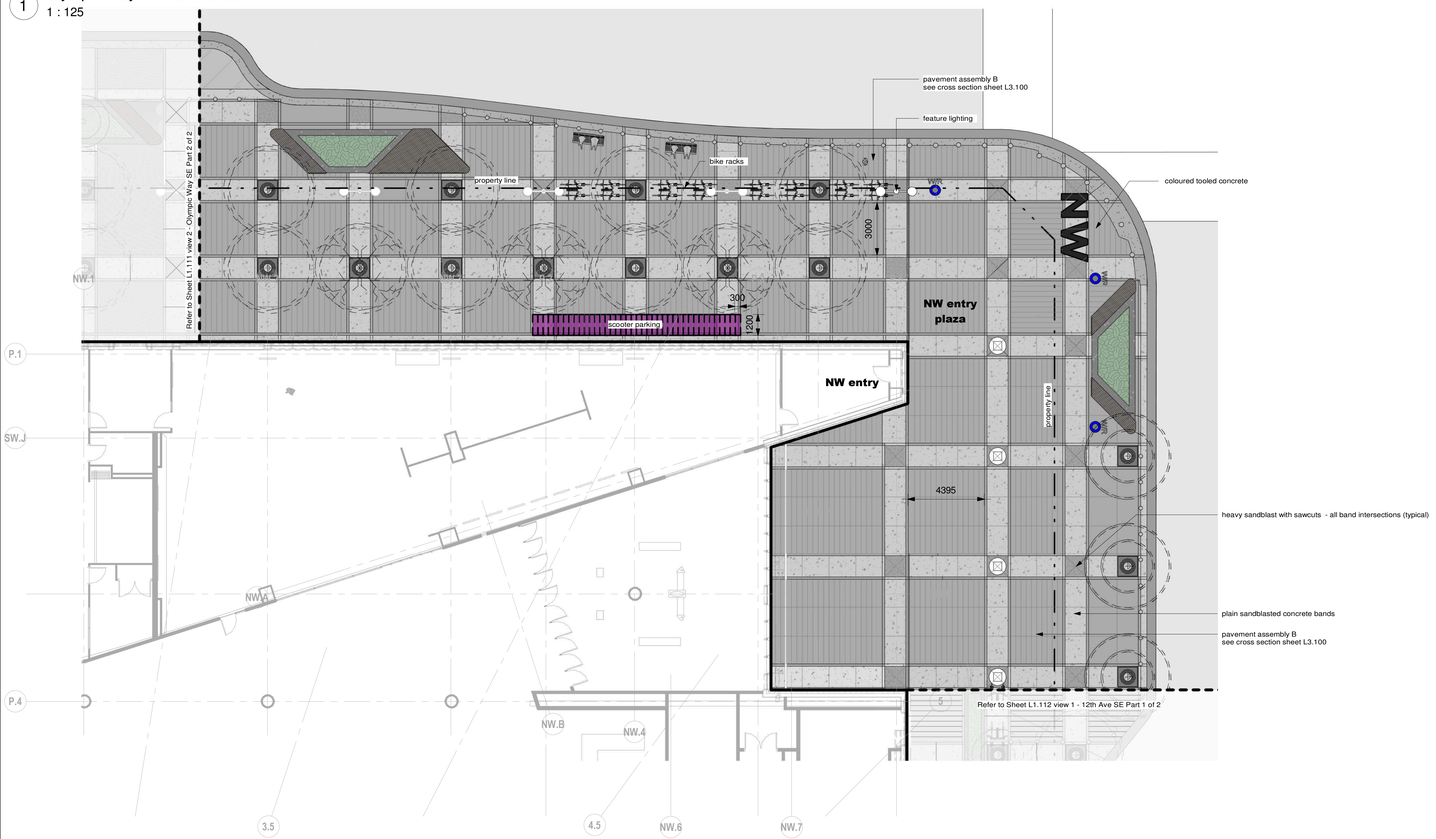
DPL1.110

0003

PLOT DATE:2021-10-22 3:21:24 PM



1 Olympic Way SE Part 1 of 2
1 : 125



2 Olympic Way SE Part 2 of 2
1 : 125

Perimeter roads part of separate DP application

Site Furniture Legend		
Item		Count
●	K4 Bollard *	188
●	K12 Bollard *	19
*Bollard spacing max 1.5m on centre, with clear width between bollards minimum 1.2m		
	City of Calgary Standard U rack 2 bicycle stands per rack	60 120
	bench seating	15
	waste receptacle	15
	scooter parking area 300mm x 1200mm	104
	sloped sidewalk / access ramp	

DIALOG

ISSUED FOR

1	2021-10-22	DP RESUBMISSION 2

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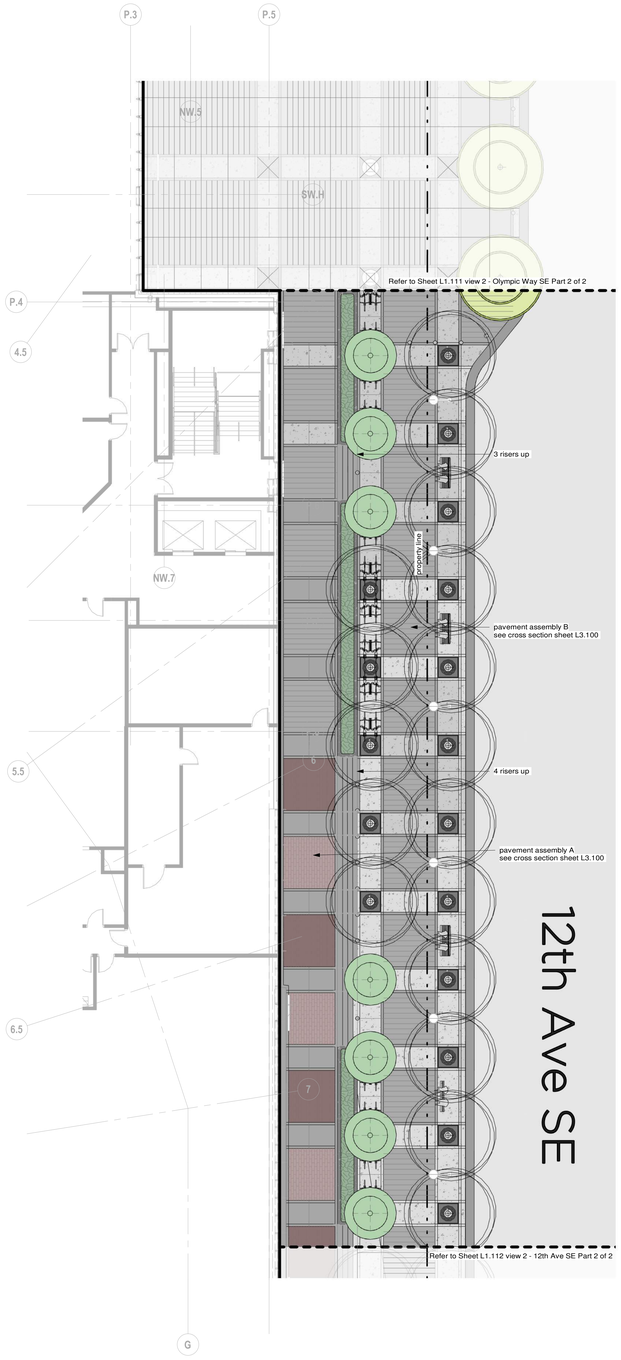
MATERIALS ENLARGEMENT PLAN 1 OF 4

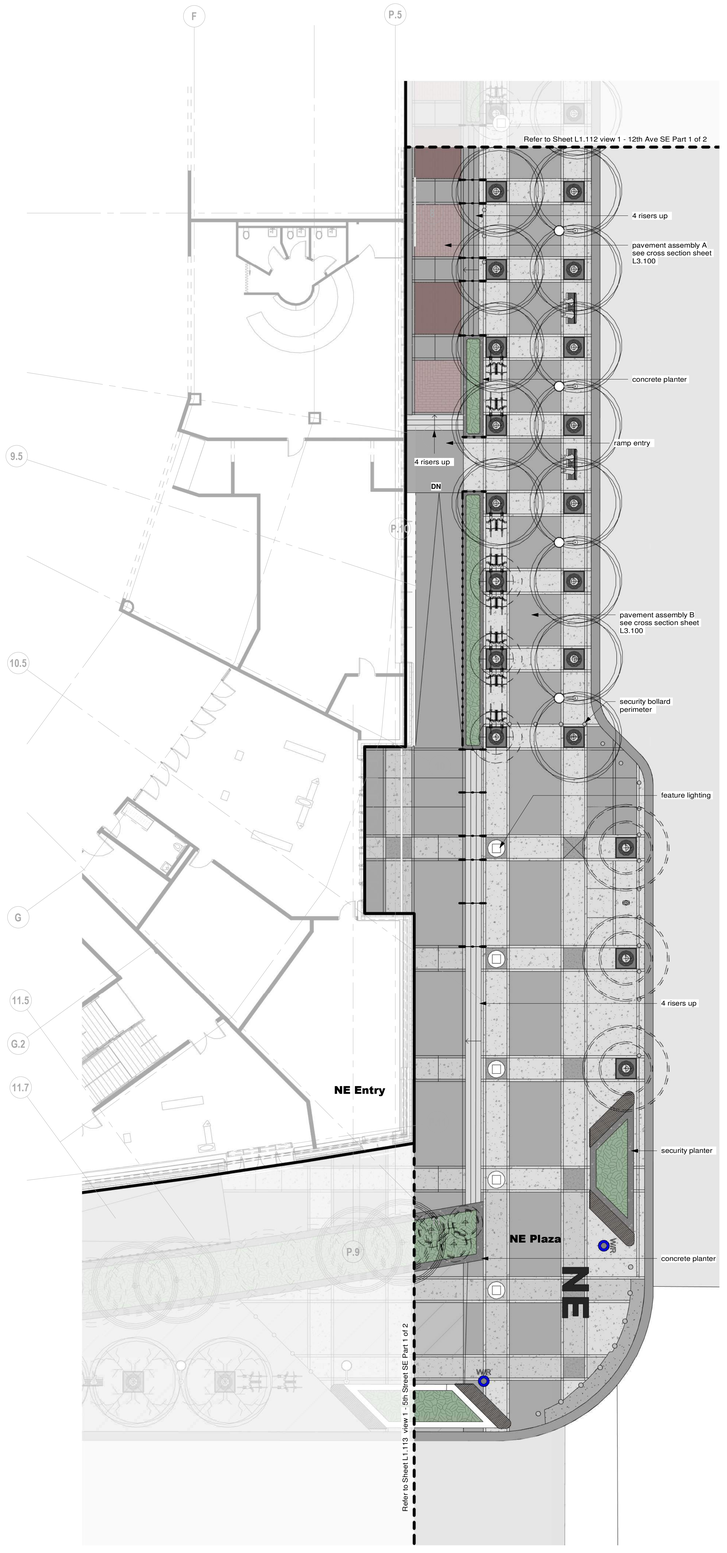
DPL1.111

0003

PLOT DATE:2021-10-22 2:47:09 PM



1 12th Ave SE Part 1 of 2
1 : 125



2 12th Ave SE Part 2 of 2
1 : 125

Perimeter roads part of separate DP application

Site Furniture Legend		
Item		Count
●	K4 Bollard *	188
◆	K12 Bollard *	19
*Bollard spacing max 1.5m on centre, with clear width between bollards minimum 1.2m		
	City of Calgary Standard U rack 2 bicycle stands per rack	60 120
	bench seating	15
	waste receptacle	15
	scooter parking area 300mm x 1200mm	104
	sloped sidewalk / access ramp	

DIALOG

ISSUED FOR

1	2021-10-22	DP RESUBMISSION 2

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519 - 12th AVE SE, CALGARY, AB

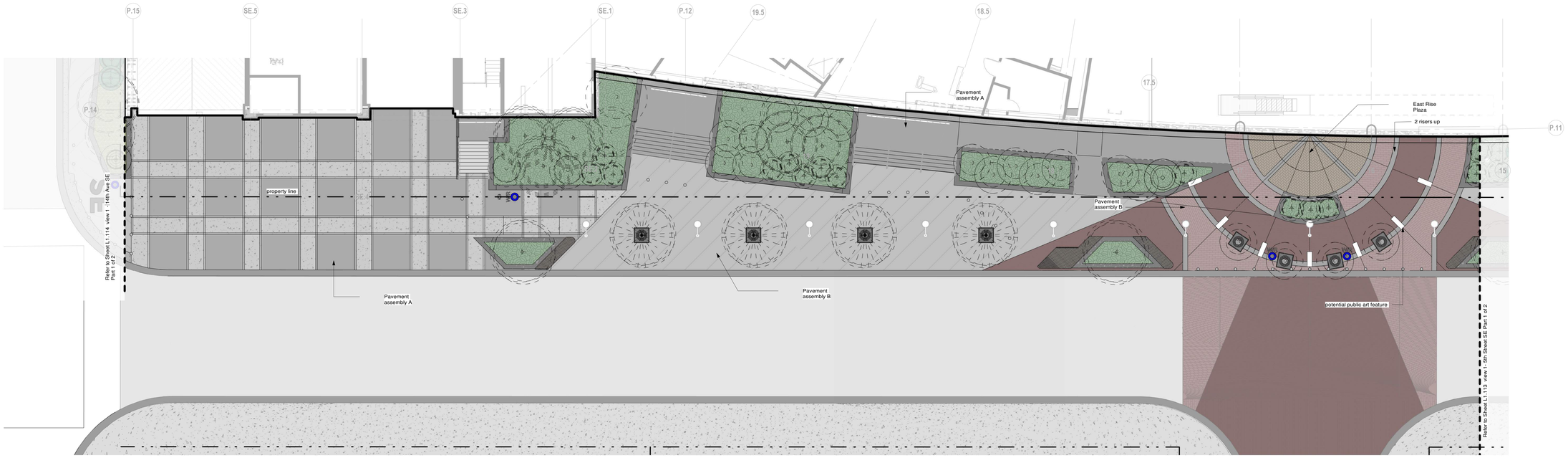
MATERIALS ENLARGEMENT PLAN 2 OF 4

DPL1.112

0003

PLOT DATE:2021-10-22 2:48:17 PM

1 5th Street SE Part 1 of 2
1 : 125



2 5th Street SE Part 2 of 2
1 : 125

DIALOG

ISSUED FOR

1 2021-10-22 DP RESUBMISSION 2

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519 - 12th AVE SE, CALGARY, AB

MATERIALS ENLARGEMENT PLAN 3 OF 4

DPL1.113

0003

PLOT DATE:2021-10-22 4:38:18 PM